



## CITY OF SAINT PAUL

Randy C. Kelly, Mayor

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### MEMORANDUM

**DATE:** October 8, 2003

**TO:** Council President Bostrom and Members of the City Council

**FROM:** Mayor Kelly

**RE:** Traditional Neighborhood District and Code Reformatting Zoning Amendments  
Mayor's Recommended Changes

I recommend the following changes to the Traditional Neighborhood District and Code Reformatting Zoning Amendments forwarded to me by the Planning Commission.

#### **Sec. 60.221. T.**

*Transit street.* Those streets or segments of streets where ~~weekday transit service there is or is planned to be~~ high volume transit service and/or at a minimum level of 10 minute peak frequency. Transit streets shall be identified by the Planning Administrator and may be updated from time to time as follows: University Avenue, Robert Street between University Avenue and Concord Street, Concord Street between Wabasha Street and State Street, and Wabasha Street between Twelfth Street and Winifred Street.

#### **Notes to Table 66.231. Residential District Dimensional Standards:**

(c) ~~In calculating the area of a lot for the purpose of applying the minimum lot area per unit requirement, the lot area figure may be increased by three hundred (300) square feet for each required parking space (up to two parking spaces per unit) within the a multiple-family structure or otherwise completely underground, the lot area figure may be increased by three hundred (300) square feet. Parking spaces within an above-ground parking structure, except for the top level, may also be used for this lot area bonus. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula  $X = L \div (A - 600)$ , where X = maximum units allowed, L = lot area in square feet, and A = required lot area per unit in square feet. A site plan showing parking layout and dimensions shall be required when applying for this underground parking lot area bonuses showing layout and dimensions. No multiple-family dwelling shall be built, nor shall any existing structure be converted to a multiple-family dwelling, on a lot that is less than ten nine thousand (10,000 9,000) square feet in area.~~

**Sec. 66.331. Density and dimensional standards table.**

*Table 66.331. Traditional Neighborhood District Dimensional Standards sets forth density and dimensional standards that are specific to Traditional Neighborhood Districts. These standards are in addition to the provisions of Chapter 63. Regulations of General Applicability.*

**Table 66.331. Traditional Neighborhood District Dimensional Standards**

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Height		Yard Setbacks (Feet)		
	Min. - Max. a	Area (sq. ft.) a	Width (feet)	Min. (stories)	Max. (feet)	Front Min. - Max.	Side Min.	Rear Min.
<b>TN1</b>								
1-family dwelling	6 - 12 units / acre b	3,500 b	30	none	35 d	15 - 25 h	i	15
2-family / townhouse	8 - 20 units / acre b	2,000 b	20	none	35 d	10 - 25 h	i	15
Multifamily	10 - 25 units / acre b	1,700 b	n/a	none	35 d	15 - 25 h	i	i
Non-residential or mixed use (including parking structures)	0.3 - 1.0 FAR	n/a	n/a	none	35 d	0 - 15	i	i
<b>TN2</b>								
1-family dwelling	6 - 12 units / acre b	3,500 b	30	none	35 d	15 - 25 h	i	15
2-family / townhouse	8 - 20 units / acre b	2,000 b	20	none	35 d	10 - 25 h	i	15
Multifamily	10 - 34 units / acre b	1,300 b	n/a	none	35 d,e	15 - 25 h	i	i
Non-residential or mixed use (including parking structures)	0.5 - 2.0 FAR with surface parking 0.5 - 3.0 FAR with structured parking c	n/a	n/a	none	35 d,e	0 - 10	i	i
<b>TN3</b>								
1-family dwelling	8 - 12 units / acre b	3,500 b	30	2	35 d	15 - 25 h	i	15
2-family / townhouse	10 - 20 units / acre b	2,000 b	20	2	35 d	10 - 25 h	i	15
Multifamily	30 - 44 units / acre b	1,000 b	n/a	2	45 d,f	15 - 25 h	i	i
Non-residential or mixed use	1.0 - 3.0 FAR	n/a	n/a	2	55 f	0 - 10	i	i
Parking structures	n/a	n/a	n/a	n/a	45 g	0 - 25	20	20

Min. - Minimum      Max. - Maximum      FAR - Floor Area Ratio      n/a - not applicable

**Notes to Table 66.331. Traditional Neighborhood District Dimensional Standards:**

- (b) In calculating the area of a lot for the purpose of applying lot area and density requirements, the lot area figure may be increased by three hundred (300) square feet for each parking space (up to two parking spaces per unit) within a multiple-family structure or otherwise completely underground. Parking spaces within an above-ground parking structure, except for those on the top level, may also be used for this lot area bonus. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula  $X = L$

$\div (A! 600)$ , where  $X$  = maximum units allowed,  $L$  = lot area in square feet, and  $A$  = required lot area per unit in square feet. A site plan showing parking layout and dimensions shall be required when applying for this lot area bonus.

- (e) A maximum height of forty-five (45) feet may be permitted with a conditional use permit when the structure is within six hundred (600) feet of an existing or planned transit stop on a designated transit street. A maximum height of sixty-five (65) feet may be permitted with a conditional use permit for property along University Avenue within six hundred (600) feet of an existing or planned transit stop, except on the following blocks, where heights greater than forty-five (45) feet would generally be incompatible with the surrounding neighborhoods: north side of University between Aldine Street and Fry Street, between Asbury Street and St. Albans Street, and between Kent Street and Galtier Street; and south side of University between Oxford Street and St. Albans Street, and between Mackubin Street and Galtier Street.